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CITY OF DETROIT
BOARD OF ZONING APPEALS
Coleman A. Young Municipal Center
2 Woodward Avenue
Suite 212
Detroit, Michigan 48226
(313) 224-3595

TYRONE U. MILLER
DIRECTOR

REGULAR MEETING OF AUGUST 14, 2001
IN THE
AUDITORIUM, 13TH FLOOR
COLEMAN A. YOUNG MUNICIPAL CENTER

DOCKET

I. OPENING:

- A. CALL TO ORDER... .. 9:00 A.M.**
B. ROLL CALL... ..

II. PROCEDURAL MATTERS

III. MINUTES:

- A. APPROVAL OF THE MINUTES:**

IV. COMMUNICATIONS:

V. MISCELLANEOUS BUSINESS:

VI. PUBLIC HEARINGS:

9:00 CASE NO.: 100-01

APPLICANT: CATHEDRAL TOWER APARTMENTS

LOCATION: 80 E. HANCOCK, between John R. and
Woodward in a B4 zone (General Business
District).

LEGAL DESCRIPTION OF PROPERTY: Lot 3-7 in the
Parsons Sub of Part of Park Lot 36.

PROPOSAL: CATHEDRAL TOWER APARTMENTS
request permission to change of

**AUGUST 14, 2001
DOCKET CONTINUED**

9:15 **CASE NO.:** **135-01**

APPLICANT: **HAIDAR AL-JEBORI**

LOCATION: **7227 RUTHERFORD,** between Majestic and W. Warren in a R2 zone (Two-Family Residential District).

LEGAL DESCRIPTION OF PROPERTY: Lot 215 in the Frischkorn Warren Ave Gardens (Plats).

PROPOSAL: **HAIDAR AL-JEBORI** requests permission to construct an off-street parking for Rivers Land Super Market located at 16103 W. Warren. This case is appealed because of deficient front and side yards, also this use is not permitted in a R2 zone. **(Sections 62.0403 Use Variance and 62.0402 (G) Dimensional Variance). TM**

9:30 **CASE NO.:** **130-01**

APPLICANT: **FADY & SCOTTY, INC.**

LOCATION: **10442-50 SHOEMAKER,** between Garland and St. Clair in a B4 zone (General Business District)..

LEGAL DESCRIPTION OF PROPERTY: Lot 1 & 2; 1-5 in the Michel's Subdivision.

PROPOSAL: **FADY & SCOTTY INC.** requests permission to modify Case No. B&SE 81-98 by deleting condition 24 requiring a six (6) foot high masonry wall along the rear property line. This case is appealed because the Board's permission is required to expand, enlarge, alter or modify a BZA Grant. **(Sections 62.0300 Appeals to the Board). S.M.**

**AUGUST 14, 2001
DOCKET CONTINUED**

10:00 **CASE NO.:** **109-01**

APPLICANT: **CINGULAR WIRELESS (BRYAN MONAGHAN)**

LOCATION: **17600 LIVERNOIS**, between Santa Clara in a B2 zone (Local Business District).

LEGAL DESCRIPTION OF PROPERTY: Lot 57-66 in the Golf Club Addition Re-Sub (Plats) Subdivision.

PROPOSAL: **CINGULAR WIRELESS** requests permission to construct 75' monopole tower at 17600 Livernois. This case is appealed because the Board's permission is required to expand or enlarge a previous Board Grant (18-94). **(Sections 62.0300 Appeals to the Board).**

10:30 **CASE NO.:** **B&SE 15-01**

APPLICANT: **NEW CENTER RECYCLILNG INC.**

LOCATION: **1331 HOLDEN**, between Lincoln and MCRR in a M4 zone 9Intensive Industrial District).

LEGAL DESCRIPTION OF PROPERTY: An irregularly shaped 4-6 parcel of industrially zoned and developed property within the triangular area bounded by Lincoln, Holden and the Michigan Central Railroad... as more particularly described on the attached one (1) page Legal Description.

PROPOSAL: **NEW CNETER RECYCLING INC.** requests permission to reverse the decision of the Buildings and Safety Engineering Hearing Officer Denying permission to operate a recycling/transfer station, including the storage, processing and recycling of general

**AUGUST 14, 2001
DOCKET CONTINUED**

11:00 CASE NO.: B&SE 42-01

BZA PETITIONER: MACK ALIVE

B&SE PETITIONER: LOUAY NAFSO

LOCATION: **11205 MACK**, between Beniteau and St. Jean in a B4 zone (General Business District).

LEGAL DESCRIPTION OF PROPERTY: Lot W, ½ of Lot 4 and all of Lots 5-10 in the Lieberman's Homedale Subdivision.

PROPOSAL: **MACK ALIVE** requests permission to reverse the decision of the Building and Safety Hearing Officer Granting permission to relocate a retail store primary use and carry-out restaurant accessory use and transfer a SDM License (carry-out sale of beer and wine for consumption off the premises) from 11100 Mack to 11205 Mack and add an SDD License (Carry-out sale of liquor for consumption off the premises) to the new relocated store at 11205 Mack. This case is appealed because it was filed within the proper time period. **(Sections 65.0400 Standards, 68.0000 Controlled Uses and 62.0300 Appeals to the Board). S.M.**

11:00 CASE NO.: 104-01

APPLICANT: VELMIER CO. LLC

LOCATION: **18551 E. WARREN, a.k.a. 4956-64 Anatole and 4949-57 Lafontaine** between Mack and Frankfort in a B4/R1 (General Business District and Single Family Residential District),

LEGAL DESCRIPTION OF PROPERTY: Lot 115-119; 105-108* in the Suunnyside Sites (plats) Subdivision.

PROPOSAL: **VELMEIR CO. LLC.** requests permission to construct a one-story 85 foot 128 foot (10,880 sq. ft.) CVS Pharmacy (retail store) with drive-up pass through service window with off street parking lot